

EXHIBIT “B”



Allowable Attorney and Trustee Foreclosure Fees

This list contains the maximum attorney's or trustee's fees that Fannie Mae allows for legal work related to foreclosures of whole mortgage loans, participation pool mortgage loans, and MBS mortgage loans serviced under special servicing options.

State	Non-Judicial Foreclosure	Judicial Foreclosure
Alabama	\$900	On Approval ²
Alaska	\$1,200	On Approval ²
Arizona	\$925	On Approval ²
Arkansas	\$1,050	On Approval ²
California	\$1,000 ³	On Approval ²
Colorado	\$1,225	On Approval ²
Connecticut	N/A	\$1,700 ^{4,5}
Delaware	N/A	\$1,350
District of Columbia	\$600 ^{1,6}	On Approval ²
Florida	N/A	\$2,250 ^{1,2}
Georgia	\$900	On Approval ²
Guam	\$1,200	On Approval ²
Hawaii	\$1,100	\$2,400 ⁸
Idaho	\$1,050	On Approval ²
Illinois	N/A	\$1,750
Indiana	N/A	\$1,500
Iowa	\$850	\$1,300
Kansas	N/A	\$1,250
Kentucky	N/A	\$1,700
Louisiana	N/A	\$1,350
Maine	N/A	\$1,750
Maryland	\$2,100	On Approval
Massachusetts	N/A	\$2,000 ⁴
Michigan	\$1,000	On Approval
Minnesota	\$1,025 ⁹	On Approval
Mississippi	\$900 ¹	On Approval ²
Missouri	\$950	On Approval
Montana	\$1,000	On Approval ²
Nebraska	\$900	On Approval ²
Nevada	\$1,100	On Approval
New Hampshire	\$1,150	On Approval ²
New Jersey	N/A	\$2,425
New Mexico	N/A	\$1,500
New York	\$800 ¹⁰	\$2,000 ^{4,10}
North Carolina	\$1,150	On Approval
North Dakota	N/A	\$1,250

State	Non-Judicial Foreclosure	Judicial Foreclosure
Ohio	N/A	\$1,700
Oklahoma	N/A	\$1,450
Oregon	\$1,000	\$2,050
Pennsylvania	N/A	\$1,650
Puerto Rico	N/A	\$1,500 ^{4,11}
Rhode Island	\$1,300	On Approval ²
South Carolina	N/A	\$1,650
South Dakota	N/A	\$1,250
Tennessee	\$900	On Approval
Texas	\$900	On Approval
Utah	\$925	On Approval
Vermont	N/A	\$1,700
Virgin Islands	N/A	\$1,800
Virginia	\$925	On Approval
Washington	\$1000	On Approval
West Virginia	\$1,000 ^{1,6}	On Approval ²
Wisconsin	N/A	\$1,500
Wyoming	\$1,000	On Approval ²

Notes:

¹This fee covers the combined attorney's and notary's fees.

²Because this is not the preferred method of foreclosure, the servicer must obtain approval of its use from Fannie Mae's Regional Counsel prior to initiation by sending a request to [nonroutine litigation@fanniemae.com](mailto:nonroutine_litigation@fanniemae.com). Fannie Mae will provide procedural instructions and applicable fees at the time it grants approval.

³This fee applies to completed foreclosures. If the mortgage loan is reinstated after recordation of the Notice of Default (but before mailing of the Notice of Sale), the maximum fee is \$500 or the maximum allowed by statute, whichever is less. If the mortgage loan is reinstated after mailing of the Notice of Sale but before the Trustee's Sale, the maximum fee is \$750 or the maximum allowed by statute, whichever is less.

⁴An additional \$200 will be permitted when the property is sold to a third party and the attorney must perform additional work to complete the transfer of title to the successful bidder.

⁵This fee applies to Strict Foreclosures. If the court orders a Foreclosure by Sale, the fee will be \$1,950.

⁶This fee includes the attorney's fee, the notary's fee and the trustee's commission (or statutory fee).

⁷This fee includes reimbursement for any fee for the attorney's certificate of title.

⁸A fee of \$3,400 will be permitted for judicial foreclosures in locations other than Honolulu County

⁹This fee increases to \$1,400 for any case in which the attorney provides services for "proceedings subsequent" that involve registered land.

¹⁰In New York, the non-judicial foreclosure process is to be used only in connection with cooperative share loans. The fee includes all steps in the foreclosure process, including the transfer of the stock and the lease for an occupied cooperative unit. A fee of \$2,400 will be permitted for judicial foreclosures in the City of New York and on Long Island (Nassau and Suffolk Counties).

¹¹In addition to the allowable foreclosure fee, Fannie Mae will pay a notary fee up to the greater of \$250 or one percent (1%) of the bid amount on the mortgage being foreclosed

¹²The allowable fee for foreclosures in Florida, where judgment is obtained as a result of an uncontested trial, is established at \$3,000